



**611 Montgomery Close SE
High River, Alberta**

MLS # A2311975



\$699,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Many Trees, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Glass, Stone, Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings		

Inclusions: Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Vacuum/Attachments, Garage Door Opener, Home Theater

This home features 2,059 square feet of above-grade living space, with a total of nearly 2,700 square feet of developed area. The interior includes a high-end kitchen and dining area equipped with a breakfast bar, kitchen island, pantry, granite counters, and a dry bar. The primary suite offers a double vanity, soaking tub, and walk-in closets. Additional interior highlights include high ceilings, chandeliers, closet organizers, a central vacuum system, and Hunter Douglas window coverings. The property is well-maintained with vinyl windows and ample storage throughout. Please note that this is a no-smoking home. Notable features across the levels include: - Main Floor: An open-to-above entrance, nine-foot ceilings, a gas fireplace in the living area, and a kitchen with stainless steel appliances and a walk-through pantry. - Upper Level: A spacious bonus room and two additional bedrooms sharing a four-piece bathroom. - Basement: Fully developed with a bar, a home entertainment area featuring a projector and surround sound, and a three-piece bathroom with in-floor heating. - Exterior & Garage: A stucco finish, exposed aggregate driveway, and a triple attached garage with integrated storage. - Outdoor Space: A fully fenced yard with a private deck, a gas BBQ outlet, a southwest-facing patio, and an in-ground irrigation system. Additional upgrades to the home include central air conditioning, in-ceiling speakers, and Lumenox exterior LED lighting.